



**CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the May 5, 2005 Public Hearing and Business Meeting

PUBLIC HEARING

1. Case # 50-ZO-05– Armando Catano (Owner) proposes to remove existing 8' x 18', two-story porch and build a 2-story addition with a 12' x 14' deck; also maintain expansion of parking and a **variance** from Sections 6.07 rear yard setback and floor area ratio and 10.09 (B) parking setbacks of the Z.O., per plans submitted March 17, 2005 at **189 Blodget St. Granted**
2. Case #51-ZO-05 – Attorney Earl Carrel (Agent) proposes to maintain detached single-family dwelling converted from garage without benefit of permits and creating two principal structures on the lot; also maintain parking and ramp in front yard and maintain shed in side yard and seeks a **variance** from Sections 5.08 multiple structures, 6.02 lot frontage, 6.07 lot area, front and rear yard setbacks, lot coverage, 10.09 (B) parking setbacks, 10.08 (B) driveway location and 8.24 (A) 2 Accessory Structures of the Z.O. and NH Revised Statutes Annotated 674:44 as per plans submitted March 16, 2005 at **43 Grove Ave./109 Pleasant Lane. – Postponed until the June Hearing.**
3. Case #52-ZO-05 – Vincent Krochmal (Owner) proposes to build a second story addition with farmer's porch and seeks a **variance** from Section 6.07 front yard and side yard setbacks of the Z.O., as per plan submitted March 31, 2005 at **306 McCarthy St. - Granted**
4. Case #53-ZO-05 – Catherine Corbeil (Agent) proposes to build a 22' x 22'-10", 1-story addition for added living space and seeks a **variance** from Sections 6.07 side yard and rear yard setbacks of the Z.O., as per plans submitted March 31, 2005 at **117 Orchard Ave. Granted**
5. Case #54-ZO-05 – Gregory Pratte (Owner) proposes to convert an 11' x 20'-8" open deck to a screen porch and build an 8' x 10' attached deck, also extend driveway for an additional parking space and seeks a **variance** from Sections 6.07 rear setback, 10.09 (B) parking setback and 10.06 (A) parking layout of the Z.O., as per plans submitted March 29, 2005 at **78 Calvert Circle. - Granted**

6. Case #55-ZO-05 – Allen Garvin, III (Agent) proposes to build a 10' x 10' sunroom and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted April 5, 2005 at **150 Salem St. - Granted**
7. Case #56-ZO-05 – Matthew Croteau, Trustee proposes to build a 10' x 8' rooftop open deck and an enclosure over the spiral access stair and seeks a **variance** from Sections 6.07 (2 counts) side yard setback and height in feet of the Z. O., as per plans submitted March 28, 2005 at **165-167 Spruce St. - Granted**
8. Case #57-ZO-05 – Robert Lamarine (Owner) proposes in a single-family home, convert day care area to a studio apartment and seeks a **variance** from Section 51.0 (A) 5 Two-family dwelling, 6.07 (4 counts) lot front, lot width and (2) side yard setbacks of the Z.O., as per plans submitted April 7, 2005 at **301 Bodwell Rd. - Denied**
9. Case #58-ZO-05 – Sean Gleason (Agent) proposes to maintain sunroom & breezeway in side and rear yard and seeks a **variance** from Sections 6.07 rear yard setback of the Z.O., as per plans submitted April 11, 2005 at **35 Caye Lane. - Granted**
10. Case #59-ZO-05 – William Lachance (Owner) proposes to remove existing garage & shed and build a 3 ½-stall garage and seeks a **variance** from Section 6.07 lot coverage and 8.24 (A) 3 (3 counts) Accessory Structures of the Z.O., as per plans submitted April 6, 2005 at **74 Buzzell St. - Granted**
11. Case #60-ZO-05 – Gladys Maida (Agent) proposes to occupy 300-sq. ft. for in-home special event beauty salon and seeks a **variance** from Sections 5.10 (H-6) (3) Beauty Shop of the Z.O., as per plans submitted March 29, 2005 at **587 Maple St. - Denied**
12. Case #61-ZO-05 – Kyna Abraham (Agent) proposes to build a 20' x 24' addition for a beauty salon and create additional parking and seeks a **variance** from Sections 5.10 (H-6) 3 beauty shop, 6.07 (3 counts) lot front, lot width and side yard setback, 10.02 (F) business parking in residential district of the Z.O., as per plans submitted April 1, 2005 at **647 Front St. - Denied**
13. Case #62-ZO-05 - Fernando Hilarion (Agent) proposes to demolish partial second floor and build entire new second floor; also construct open deck and seeks a **variance** from Section 6.07 side yard setbacks (2 counts) and rear yard setback, 11.04 (B) expansion of non-conforming use of the Z.O., as per plans submitted April 8, 2005 at **134-136 Gabrielle St. - Granted**
14. Case #63-ZO-05 – E. Joseph Gaudet (Agent) proposes to maintain garage in side yard and seeks a **variance** from Section 8.24 (A) 2 Accessory Structures of the Z.O., as per plans submitted April 1, 2005 at **321 Vinton St. - Granted**

15. Case #64-ZO-05 – **671 Hevey St.** – Subsequent Application to be addressed at the Business Meeting.
16. Case #65-ZO-05 – Jeffrey Merritt (Agent), proposes to renovate first and second floors for office space and warehouse; renovate third floor for six apartments and provide parking and seeks a **variance** from Sections 6.07 lot coverage, 10.03 (B) number of parking spaces, 10.09 (A) parking setbacks, 10.06 (A & B) parking layout, 10.06 (C) loading, maneuvering, 10.09 (C) driveway width and 10.07 (G) parking landscaping of the Z.O. as per plans submitted April 19, 2005 at **175 Lincoln St. - Granted**
17. Case #66-ZO-05 – Crissy Brown (Owner) proposes to subdivide lots; move single-family home at 1230 Hanover St. to Map 502/Lot 4 and at 1224 Hanover St., maintain beauty salon & enclose existing porch and build a 2nd story addition for day spa; also relocate ground sign from right of way and seeks a **variance** from Sections 5.10 (H-6) 3 Beauty Shop, 6.07 (3 counts) lot area, lot front, lot width, 10.09 (B) parking setbacks, 10.06 (A) & (B) parking layout, 10.02 business parking in residential district and 10.07 (G) parking landscaping of the Z.O., as per plans submitted April 13, 2005 at **1224-1230 Hanover St. – Granted with stipulation.**
18. Case #67-ZO-05 – Paul Mansback (Agent) proposes to maintain ground sign and wall sign and seeks a **variance** from Section 9.08 (A) (1) signs and 7.05 (E) d Historic Districts of the Z.O., as per plans submitted April 20, 2005 at **97 West Merrimack St. - Granted**
19. Case #68-ZO-05 – Brian Martel (Owner) proposes to build a two-story, three-family home with parking and seeks a **variance** from Sections 10.09 (B) parking setbacks, 10.07 (I)(4) parking screening, 10.07 (D) parking maneuvering, 10.03 (D) accessible space and 10.07 (G) parking landscaping of the Z.O., as per plans submitted April 15, 2005 at **77 Batchelder Ave. - Granted**
20. Case #69-ZO-05 – Rex Snow (Agent) proposes to maintain parking lot established after removal of fire damaged building from adjacent lot and seeks a **variance** from Sections 6.07 Lot coverage, 10.06 (A) parking layout, 10.07 (I) (4) parking screening, 10.07 (I) (1) parking bumpers, 10.07 (D) parking maneuvering, 10.02 (F) business parking in residential district and 10.07 (G) parking landscaping of the Z.O., as per plans submitted April 5, 2005 at **140 Central St. – Granted with stipulation.**

BUSINESS MEETING

Tabled case from the April 7, 2005 Public Hearing:

Case #46-ZO-05 – **22 Hillcrest Ave.** (build on lot with insufficient lot frontage) **Denied**

Subsequent Application:

Case #64-ZO-05 – **671 Hevey St.** (maintain family room addition and potential partial demolition of rear shed area) **Granted - Case will be heard at the June 2, 2005 Public Hearing.**

Request for Rehearing:

Case #48-ZO-05 – **9 Hudson St.** (build a 1-family dwelling on a lot non-conforming in area and width and subject to consolidation with adjacent lot non-conforming in area, frontage and width) **Tabled**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may file a Motion for Rehearing within 30 days.